

New Construction

Site

1. Keep the setback of the proposed building consistent with the setback of adjacent district buildings or nearby district buildings fronting on the same street.
2. Make the distance between the proposed building and adjacent district buildings compatible with the spacing between existing district buildings fronting on the same street.
3. Keep the orientation of the proposed building's front elevation to the street consistent with the orientation of existing buildings' front elevation to the street.
4. Make the proposed ground cover or paving treatment for the site compatible with the ground covers or the paving treatments historically found in the district.
5. Make all proposed site features and secondary structures, including garages, outbuildings, fences, walls, and landscaping masses, compatible with site features and secondary structures in the district.
6. Ensure that all proposed exterior lighting and signage meet the pertinent guidelines for design.
7. Minimize disturbance of the terrain in the historic district to reduce the possibility of destroying unknown archaeological materials and habitation levels. Refer to Chapter 4.

Building

1. Design the height of the proposed building to be compatible with the height of historic buildings on the block or the street, not varying more than ten percent from their average height. Generally, keep the height of new construction at or under thirty-five feet. The height of proposed features not intended for human occupancy, such as chimneys, steeples, spires, and coupolas, shall be reviewed on an individual basis.
2. Design the proportion (ratio of the height to the width) of the proposed building's front elevation to be compatible with the proportion of contributing front elevations in the district.
3. Introduce new windows and doors that are compatible in proportion, shape, position, location, pattern, and size with windows and doors of contributing structures in the district.
4. Keep the roof shape of the proposed building consistent with roof shapes in the district: gable, hip, gambrel, flat, and mansard.
5. Keep the predominant material of the proposed building consistent with historic materials in the district: brick, stone stucco, and wooden siding or shingles.
6. Keep the predominant texture of the proposed building consistent with the texture of materials of contributing structures in the district.
7. Make the scale (the relationship of a building's mass and details to the human figure) of the proposed building compatible with the scale of contributing structures in the district.
8. Ensure that the architectural details of the proposed building complement the architectural details of contributing structures in the district.
9. Contemporary construction that does not directly copy from historic buildings in the district but is compatible with them in height, proportion, roof shape, material, texture, scale, detail, and color, is strongly recommended.

Additions

1. Construct additions so that there is the least possible loss of historic fabric. Also, ensure that character-defining features of the historic building are not obscured, damaged, or destroyed.
2. Limit the size and the scale of additions so that they do not visually overpower historic buildings.
3. Locate additions as inconspicuously as possible, on the rear or least character-defining elevation of historic buildings.
4. Design additions so that they are differentiated from the historic building. It is not appropriate to duplicate the form, the material, the style, and the detail of the historic building so closely that the integrity of the original building is lost or compromised.
5. Design additions so that they are compatible with the historic building in mass, materials, color, and proportion and spacing of windows and doors. Either reference design motifs from the historic building, or introduce a contemporary design that is compatible with the historic building.
6. For the predominant material of the addition, select a historic material, such as brick, stone, stucco, or wooden siding, that is compatible with the historic materials of the original building. Contemporary substitute materials, such as synthetic siding, are not acceptable.
7. Design the roof form to be compatible with the historic building and consistent with contributing roof forms in the historic district.
8. Design the foundation height and the eave lines of additions generally to align with those of the historic building.
9. Design additions so that they can be removed in the future without damaging the historic building.
10. It is not appropriate to construct an addition that is taller than the original building.

Decks

1. Locate decks in inconspicuous areas, usually on the rear or least character-defining elevation of the historic building.
2. Screen decks from public view.
3. Design decks to be compatible in material, color, and detail with the historic building.
4. Design decks railings to be compatible in material, color, scale, and detail with the historic building.
5. Construct decks so that they can be removed in the future without damaging the historic structure.
6. Construct decks so that there is the least possible loss of historic fabric. Also, ensure that character-defining features of the historic building are not obscured, damaged, or destroyed.
7. It is not appropriate to remove significant features or elements of a historic building, such as a porch, to construct a deck.
8. Paint or stain decks in colors compatible with the color of the historic building if desired.
9. Generally, align the height of the deck with the floor level of the historic building. If applicable, install compatible skirt boards and, where appropriate, lattice panels to screen deck framing.